

# **ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION**

## **(AMMC)**

(2002)

The following is a summary of processed Alternate Materials and Methods of Construction applications, which were filed, with the City of San Jose Building Division in year 2002. The paper copy of the original documents can be viewed at the City of San Jose Building Division. Due to copyright law, these documents can not be copied without a written consent of owner and designer. Individuals interested in viewing any particular AMMC document are encouraged to contact Paul Garcia at (408) 277-8666 or Roger Beaudoin at (408) 277-8170.

Since each application of AMMC request is uniquely tailored for a specific project to address a unique situation, the same approval may not be applicable to other projects even though there may be strong similarities between the projects. However, projects with similar AMMC request conditions may cite previous approvals as supporting evidence for their specific request.

<b>AMMC #</b>	<b>Code Section ①</b>	<b>Project Name or Address</b>	<b>Subject of Alternate</b>	<b>Approved Alternates / Actions</b>
02-001	302.2 & 302.4	1195 Settle Avenue	Substitution of one-hour rated construction at drive through (carport)	1) Provide a rate-of-rise heat detection system tied into the homes security/fire annunciating system to give residents ample time to vacate.
02-002	1004.2.3.2	4500 The Woods Dr.	Area of third floor of townhome exceeds 500 sq. ft.	1) Provide hydraulic calculation of sprinkler systems per section 6-4.4.4 of NFPA-13
02-003	505.2 & IBC 507.4	6377 San Ignacio	A small corner of one building extends into the no-built easement of another building.	1) Adjust the no-built easement. 2) IBC allows the distance to be reduced to 40', if 40' distance does not exceed 75% of the perimeter of building.

02-004	Table 6-A	Santana Row Bldg. 3	equivalent wall assembly construction to be comparable to 1-hour rated wall	Provide calculations in accordance to UBC Standard 7-7
02-005	Table 6-A	Santana Row Bldg. 4	equivalent wall assembly construction to be comparable to 1-hour rated wall	Provide calculations in accordance to UBC Standard 7-7
02-006	SHBC 8-407	Twohy Bldg.	Allow open historic stair to remain.	<ol style="list-style-type: none"> <li>1) Provide sprinkler system throughout the building.</li> <li>2) Provide fire alarm system per Section 8-409 of the SHBC.</li> <li>3) Provide smoke detector in each unit</li> <li>4) Provide hard wired smoke detection system in the hallways and common areas.</li> <li>5) Provide life safety evaluation .</li> </ol>
02-007	SHBC 8-503	Twohy Bldg.	Eliminate escape and rescue windows in a sleeping room of a historic building	<ol style="list-style-type: none"> <li>1) Provide two doors from the studio (sleeping room) into the hallway</li> <li>2) See other requirements in a application No. 02-006.</li> </ol>
02-008	503.2.1	1500 Leigh Avenue (Valley Christian)	Projections beyond exterior wall	<ol style="list-style-type: none"> <li>1) Provide non-combustible construction</li> <li>2) Provide sprinkler system</li> </ol>
02-009	310.4	Century Center Apt.	Bedroom windows open onto a roof.	<ol style="list-style-type: none"> <li>1) Provide stairway to exit enclosure (roof)</li> <li>2) Provide lock box for gate on to the roof at an approved location.</li> </ol>
02-010	1003.3.1.8	125 S. Market	The elevator lobby was expanded to include a cross-corridor door.	DENIED
02-011	404.4.5	925 A Blossom Hill	Travel distance within the mall exceeds code required 200 feet	Provide a fire alarm evacuation system throughout the mall.
02-012	505.1.2	1735 Almaden Road	A wrought iron fence to enclose	1) Provide gate and lock box

			the spa will prevent the Fire Dept. personnel access to the side and rear of the building	
02-013	503.2	321 Almaden Blvd. (Adobe System)	Allow openings in the garage at the interface (property line) between the existing office and new garage.	Provide a recorded easement agreement between the two properties
02-014	503.2	151 Almaden Blvd. (Adobe System)	Allow openings in the garage at the interface (property line) between the existing office and new garage.	Provide a recorded easement agreement between the two properties
02-015	503.2.1	151 Almaden Blvd. (Adobe System)	Allow to build exterior wall with no protected openings on the property line.	<ol style="list-style-type: none"> <li>1) The new building garage to be type I FR Construction.</li> <li>2) A building setback restriction will be recorded for the existing building.</li> <li>3) An area without openings in the podium deck and w/o combustibles above the podium deck will be maintained within 10'.</li> </ol>
02-016	503.2.1	151 Almaden Blvd. (Adobe System)	To allow Tower 1 utilities to be located on Tower 2 property to carry loads from utility supply to tower 1.	One tower to grant easement to another tower.
02-017	503.2.1	151 Almaden Blvd. (Adobe System)	Allow openings to be unprotected when located between 13 to 20 feet from the property line	The glazed portion of the opening to be protected by quick response sprinkler heads.
02-018	311.2.2.1	San Carlos Inn	Allow R-1 to be built under 3 hour rated slab next to parking garage.	Provide a 3 hour fire resistive concrete wall between R-1 and S-3
02-019	504.6.3	Santana Row Bldg. 7	Allow area separation wall to terminate at the exterior wall of a	Provide quick response sprinkler heads.

			building instead of continuing to the outer edge of horizontal projection.	
02-020	504.6.3	Santana Row Bldg. 8	Allow area separation wall to terminate at the exterior wall of a building instead of continuing to the outer edge of horizontal projection.	Provide quick response sprinkler heads.
02-021	1112 A	754 The Alameda	Allow 42" clear space in front kitchen sink instead of 48".	1) Provided clear space is adequate for parallel approach. 2) Forward approach is OK based on field test.
02-022	1112 A	754 The Alameda	Allow 28.75" clear opening under the sink instead of required 30" .	28.75" is OK based on field test.
02-023	NFPA 82, 3-2.2.4	Santana Row Bldg. 3	Allow single common ventilation extension for the trash and recycling chutes.	1) Provide additional sprinklers and heat detection within the chutes. 2) Provide a mechanical fan system above the roof level.
02-024	NFPA 80, 3-2.2.4	Santana Row Bldg. 7	Allow single common ventilation extension for the trash and recycling chutes.	1) Provide additional sprinklers and heat detection within the chutes. 2) Provide a mechanical fan system above the roof level.
02-025	NFPA 80, 3-2.2.4	Santana Row Bldg. 4	Allow single common ventilation extension for the trash and recycling chutes.	1) Provide additional sprinklers and heat detection within the chutes. 2) Provide a mechanical fan system above the roof level.
02-026	506 & Table 5-B	4980 Hamilton Ave.	Allow the building height to exceed the allowable height by approximately 4 feet	1) Provide sprinklers in the attic. 2) No storage allowed in the attic.
02-027	503.2.1	35 S. Keeble Ave.	The buildings are located less than	Increase the sprinkler heads in closets,

			3 feet from the property line.	bathrooms and laundry rooms.
02-028	SJMC 24.03.340	700 S. Saratoga Ave.	Allow for existing plus added area to increase over 10,000 sq. feet without installing sprinklers.	1) Provide heat detector and notification devices throughout the building. 2) Provide fire alarm systems. 3) New elevator equipment room shall have 2 layers of 5/8" type X gyp. Board and the door to be 1 hour rated.
02-029	220	475 Hillsdale Ave.	Allow two levels to be considered as one floor when difference in elevation is over 4 feet.	Provide high density sprinklers.
02-030	1003.3.1.9	350 E. Taylor St.	Allow to install "touch" bar and emergency release switch.	1) No delay allowed in motion sensor. 2) Next to door, provide emergency release switches (break glass type).
02-031	1004.2.6	181 Metro Dr., St. 700	Allow installation of a one-hour compartmentalization wall with one-hour door on hold-open	1) The door shall be on a magnetic hold-open tied to a smoke detector per NFPA 72. 2) Any alarm on floor shall close the door.
02-032	1004.3.4.3.2.2 , 713.8 & 713.9	110 Rio Robles	Allow an excessive amount of glass in 1-hr. fire rated partition.	Provide quick response sprinkler heads along the glass wall, on both sides
02-033	UMC 505.9	321 Park Avenue	Allow the existing generator exhaust outlet to terminate adjacent to the new tower property line with a commitment to relocate it in the future if either building comes under separate ownership.	1) Both buildings can be managed to prevent the exhaust discharge from harming either building. 2) Provide a recorded easement.
02-034	710.2.1	321 Park Avenue	Allow an atmospheric opening in the podium separation between the S-3 parking and office.	3) The atmospheric opening will be provided with an 18" draft stop below the 6 <sup>th</sup> floor slab around the opening. 4) Provide quick response sprinkler within

				6 to 12 inches of the draft stop.
02-035	503.2.1 & 503.2.2 & Table 5-A	321 Park Avenue	Allow unprotected opening within 20' of the property line.	Provide high density sprinkler heads on both sides of the opening.
02-036	503.2 & Table 5-A	321 Park Avenue	Allow unprotected opening within 20' of the property line.	Since both buildings are operating as a unit, the unprotected opening can remain. If one building is demolished, then the opening needs to be filled in with a 4 hour wall.
02-037	711.4, 713.10, 713.11	151 Almaden Blvd.	Allow to omit the installation of fire dampers at the make-up air shafts	A consultant report indicates that a fire damper is not required.
02-038	711.4, 713.10, 713.11	151 Almaden Blvd.	Allow to omit the installation of fire dampers at the make-up air shafts	A consultant report indicates that a fire damper is not required.
02-039	1633.2.11	301 S. Market St.	New building is built at the property line, thus creating pounding problem in case of earthquake.	New structural calculations indicate that the existing separation between two buildings is 9". Delta M for the new building is 2". Therefore, a 2" no-built easement has been created. The total Delta M for both buildings does not exceed 9".
02-040	Table 3-B	37 & 39 S. First St.	Allow the use of recently developed & tested fire resisting coating (Firefree 88) in lieu of 1 hour assembly.	Install per manufacture's specifications.
02-041	504.6.6	1415 Old Oakland Rd.	Roof mount towers have 1 non-rated wall located over a 2 hour area separation wall	1) Sprinkler all roof mounted towers in lieu of 1 hour wall. 2) Tower to be non-combustible and non-accessible.
02-042	307.1.4	55 S. Market St.	Allow room in excess of 500 square feet not to have one exit to	1) Enclosure to be 3 hour instead of 2 hour. 2) Vestibule to be increased to 2 hour

			the exterior.	rating. 3) Sprinklers in the fuel tank room shall be 0.4 gpm/sq. ft. over entire area.
02-043	310.4	1065 S. First St.	Allow emergency egress window unto open onto flat roof.	Provide fixed rescue ladder with security door and FD access key.
02-044	905	488 Almaden Blvd.	Allow shaft leakage to exceed maximum described in Rolf Jensen Report	1) Shafts have been constructed and sealed as airtight as possible. 2) Smoke control fan capacity far exceeds the shaft leakage plus alarm floor leakage. 3) Fan shall be able to maintain required pressure differential across smoke barriers.
02-045	504.6.1	938 The Alameda	Allow 4 layers of gypsum board in lieu of 2 hour ceiling-floor assembly.	Per UL detail, this is equivalent to 2-hour rating.
02-046	310.4	1501 Monterey Rd.	Allow 2 <sup>nd</sup> and 3 <sup>rd</sup> floor guest room rescue window to open into atrium.	1) Increase fire sprinkler protection per NFPA 13; increase density and install sprinkler heads in bathrooms, closets and similar spaces. 2) Additional stair enclosure; 3 instead of required 2.
02-047	503	17 S. Keeble Ave.	Allow for skylight opening within 5 feet of property wall in multi-family.	Provide sprinkler heads within the skylight shaft.
02-048	1133B.2.4	520 S. 10 <sup>th</sup> St.	Level landing at existing door can not be provided due to topography and existing conditions.	Provide automatic door openers and activators to open door and hold in open position.
02-049	SJMC 2403.340	4500 Stevens Creek Blvd.	Allow to add 345 sq. ft. to existing 21655 sq. ft. auto show room	1) Due to small scope of addition, the application is deemed acceptable.

			without adding sprinkler systems.	2) The entire existing showroom to be sprinklered by Feb. 15, 2003.
02-050	1003.3.1.6	85 S. 2 <sup>nd</sup>	Allow for existing 4% slope at the sidewalk entrance door.	1) Provide accessible automatic door with signage and pushbutton at wall adjacent to level sidewalk. 2) Stripe and install warning sign.
02-051	708	33 S. 3 <sup>rd</sup> St.	Allow use of ‘Flamort’ on all of the wood framing of a 2-hour rated stairway enclosure wall to obviate fire blocking.	1) Flamort has a class I flame spread rating per ICBO report No. ER-2900. 2) Application of Flamort to be verified by special inspector.
02-052	803	Santana Row Bldg. 6	Allow suspended ceilings with combustible wood framing in the Type III residential occupancy areas. The suspended ceiling in question are located within the residential unit, below the rated floor/ceiling assemblies.	1) Provide fire resistive suspended ceiling (Type X gypsum board), supported by non-treated, combustible wood. 2) Provide automatic sprinkler protection above and below the suspended ceilings.
02-053	1004	2400 Ringwood Ave.	Allow a non-rated opening into lobby.	Provide quick response sprinkler heads on both sides of the opening.
02-054	1605.2	44 Julian St.	Allow the use of ‘TreadReady’ floor framing system.	Calculation and independent testing to be performed
02-055	1005.3.3.5	640 Minnesota Ave.	Allow the elevator opening into stairway.	Provide an automatic shut off door which will be held open by electromagnetic hold.
02-056	302.1 & 302.4	696 Trimble Rd.	Allow unprotected opening through 1 hour rated wall.	Provide quick response sprinklers and barriers.
02-057	713	Santana Row Bldg. 3 B Parking	Allow non-rated doors opening from elevator lobby into basement.	Provide quick response sprinklers and barriers on both sides of the door.
02-058	1004.3.4	4425 Fortran Dr.	Allow a non-rated opening into lobby.	Provide quick response sprinkler heads on both sides of the opening.
02-059	Table 3B	600 E. Brokaw Rd.	Allow non-rated occupancy	1) Exit capacity from the A2.1 is 145% of



			separation between A2.1 & B.	the occupant load.. Provide fire consultant analysis on the “estimated egress travel time”.
02-060	Table 5B	600 E. Brokaw Rd.	Allow A2.1 occupancy in Type V-N construction.	1) Provide Ordinary Hazard Group 2 system sprinklers in A2.1. 2) Provide fire alarm system within A2.1.
02-061	302.3	Santana Row Bldg. 7	Allow non-rated opening between B and S-3.	Provide quick response sprinkleres on both sides of the openings.
02-062	Table 3B	3000 E. Capital Expwy.	Allow non-rated opening between B and S-3.	Provide quick response sprinkleres on both sides of the openings.
02-063	409.3 & 1004.3.4.3.2	151 Almaden Blvd.	Allow non-rated glass door between pedestrian walkway and building	1) Provide a solid and latching door with smoke and draft control gasket. 2) Provide quick response sprinkleres within 6” and 12” of door on both sides. 3) The door to remain closed position, with self closing
02-064	1003.3.3.12	1550 Technology Ave.	Allow elimination of hatch on top of stairways. Instead, Exhaust system will be provided to evacuate any smoke that will enter the stairway.	DENIED

① 1998 California Building Code, unless noted otherwise.